

CITY PLANNING COMMISSION MEETING AGENDA

**TUESDAY, MAY 24, 2016
1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, MAY 24, 2016 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. NEW BUSINESS:

- 1. ZONING DOCKET 047/16** – Request by STATE OF LOUISIANA NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY for Conditional Uses to permit an amusement facility (outdoor), a bar, a live performance venue, live entertainment (secondary use), and the retail sales of packaged alcoholic beverages in a C-2 Auto-Oriented Commercial District, an ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District, and a CT Corridor Transformation Design Overlay District, on Parcels P, L, and remainder parcel, South Shore Harbor, in the Third Municipal District, bounded by Stars & Stripes Boulevard, the Norfolk Southern Railroad right-of-way, South Shore Harbor Marina, and Lake Pontchartrain. The municipal address is 6701 STARS AND STRIPES BOULEVARD. (PD 9) (SL)

- 2. ZONING DOCKET 048/16** – Request by JAMES J. MANSON JR., ADRIAN A. MANSON AND YANCEY MANSON GROUP, LLC for a Conditional Use to permit a car wash in a C-2 Auto-Oriented Commercial District, an SC Suburban Corridor Use Restriction Overlay District and a CT Corridor Transformation Design Overlay District and the rescission of Ordinance No. 13,765 MCS (Zoning Docket 89/89), on a portion of Lots 3 and 4 on an undesignated square, Cazeland Plantation, in the Fifth Municipal District, bounded

by Mac Arthur Boulevard, General De Gaulle Drive, and Halsey Avenue. The municipal address is 3600 GENERAL DE GAULLE DRIVE. (PD 12) (TA)

3. **ZONING DOCKET 049/16** – Request by HENRY D. FAIRBANKS for a Text Amendment to the Comprehensive Zoning Ordinance to add “Bed and Breakfast-Principal” as a Conditional Use in the HU-RD2 Historic Urban Two-Family Residential District. (BP)
4. **ZONING DOCKET 050/16** – Request by CITY COUNCIL MOTION NO. M-16-107 to rescind Ordinance No. 13,369 MCS (Zoning Docket 16/89-establishing an “RPC Residential Planned Community”) as the RPC as written in 1989 is obsolete and no longer necessary under the current zoning laws and should be removed from the Official Zoning Map, on Square 2, Lots A-J, and Square 3, Lots A-G (Proposed lots 1-21), in the Third Municipal District, bounded by Warrington Drive, Filmore, Saint Anthony and Mirabeau Avenues. The municipal address of Square 3 is 1917 MIRABEAU AVENUE. Square 2 has MULTIPLE MUNICIPAL ADDRESSES. (PD 6) (NJ)
5. **ZONING DOCKET 051/16** – Request by CITY COUNCIL MOTION NO. M-16-119 for a Conditional Use to permit the retail sale of packaged alcoholic beverages for off-premises consumption at a proposed gas station in a C-3 Heavy Commercial District, the CT Corridor Transformation Design Overlay District, and the Eastern New Orleans Renaissance Corridor Use Restriction Overlay District, on Square 24, Lot 7G-8-A-1 (the portion of said lot pending resubdivision application as Lot 7H1B) Lakratt Tract, Section 23, in the Third Municipal District, bounded by Lake Forest and Read Boulevards, I-10 Service Road and Plaza Drive. The municipal address is 5700 READ BOULEVARD. (PD 9) (VM)
6. **ZONING DOCKET 052/16** – Request by CITY COUNCIL MOTION NO. M-16-111 for a Text Amendment to the Comprehensive Zoning Ordinance regarding the GPD General Planned Development District uses, to allow all of the uses currently allowed in the S-RS Suburban Single-Family Residential District, including the applicable Site Design Standards, Bulk and Yard Regulations, Building Design Standards and General Standards of Applicability, as defined by Article 13 of the Comprehensive Zoning Ordinance, in Planning Districts 12 and 13, for lots under five (5) acres, as a Conditional Use and the designation of such on the corresponding use charts and zoning maps. (NK)
7. **ZONING DOCKET 053/16** – Request by WVH INVESTMENTS LLC for a Zoning Change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 601, Lots A and B, in the Third Municipal District, bounded by Desire, North Robertson, Gallier, and North Villere Streets. The municipal addresses are 1439-1441 DESIRE STREET. (PD 7) (SK)

8. **SUBDIVISION DOCKET 032/16** – Request by ROAD HOME SOLUTIONS LLC to re-subdivide Lot 13B5 into proposed Lots 13B6, 13B7, 13B8, 13B9 and 13B10, Fortin Tract, Third Municipal District, bounded by Gentilly Boulevard, Trafalgar Street, Beauvoir Street and DeSaix Boulevard. The municipal address is 3131 Trafalgar Street. (PD 4) **(BD)**
9. **SUBDIVISION DOCKET 034/16** – Request by WILLIAM F. WESSEL AND NICOLINE PALERMO WESSEL to re-subdivide Lots 10 and 11 into proposed Lots 10-A and 11-A, Square 106, Second Municipal District, bounded by Governor Nichols, Burgundy, Ursulines, and North. Rampart Streets. The municipal addresses are 1018-1024 GOVERNOR NICHOLS STREET. (PD 1) **(KB)**
10. **SUBDIVISION DOCKET 035/16** – Request by CEDRIC M. HARRIS to re-subdivide Lots D and E into proposed Lots D-1 and D-2., Square 1342, Third Municipal District, bounded by N. Rocheblave Street, Onzaga Street, N. Dorgenois Street, and Lapeyrouse Street. The municipal addresses are 1635 N. ROCHEBLAVE STREET AND 2418 ONZAGA STREET. (PD 4) **(BP)**
11. **PROPERTY DISPOSITION 002/16** – Consideration of the sale of a portion the Heaton Street public right of way, bounded by Quince, Hamilton, Pear Streets and the New Orleans Country Club. The property is adjacent to Square 665 and Parcel NOCC-5 in the 7th Municipal District. (PD 3) **(SK)**

C. OTHER BUSINESS:

12. **CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. **(SKK)**

OTHER PLANNING MATTERS:

- A. Adoption of minutes of the May 10, 2016 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk